Karen Johnson Davidson County
Batch# 1009403 DEEDQC
05/31/2023 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230531-0041053

Name and Address of New Owner &
Send Tax Bills To:
Greene Investment Group, LLC
212 Grayson Rd
Signal Mountain, TN 37377

This Instrument Prepared By:
Key Title & Escrow
406 Frazier Avenue
Suite 110
Chattanooga, TN 37405

Map & Parcel No: 061-08-0-048

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derek T. Greene and wife, Gail M. Greene,** "the Grantor," convey and quitclaim unto **Greene Investment Group, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, Block 2 on the Plan of A. J. McGaughey's Second Haysboro Subdivision of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek T. Greene and Gail M. Greene by deed dated 11/16/2017 and recorded 11/17/2017 in Instrument Number 20171117-0118523, in the Register's Office of Davidson County, Tennessee.

THIS CONVEY ANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

This is property known as 4109 Brush Hill Road, Nashville, TN 37216

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of May, 2023.

(SEAL)
Derek T. Greene

(SEAL)
Gail M. Greene

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 31st day of May, 2023, before me personally appeared Derek T. Greene and Gail M. Greene, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2023.

MARGARET E. FUERY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Margaret E. Fuery
Notary Signature
My commission expires: 05.17.27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant (agent)

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 31st day of May, 2023.

Margaret E. Fuery
Notary Signature
My commission expires: 05.17.27

MARGARET E. FUERY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, Vesta Dunlap, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-31-23 (date of document).

Vesta Dunlap
Affiant Signature

5-31-23
Date

State of Tennessee
County of Hamilton

Sworn to and subscribed before me on this 31st day of May, 2023.

Notary Public

MY COMMISSION EXPIRES:

